085.0	0004	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	637,500	/	637,500
USE VALUE:	637,500	/	637,500
ASSESSED:	637,500	/	637,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IVERS LOUISE RUMA / ESTATE
Owner 2:	IVERS RICHARD ANTHONY
Owner 3:	
Street 1:	C/O ELISABETH IVERS
Street 2:	75 PROSPECT PARK SW APT C1
Twn/City:	BROOKLYN
St/Prov:	NY Cntry: Own Occ: N
Postal:	11215 Type:

PREVIOUS OWNER

Owner 1:	WEYHE LILLIAN A -
Owner 2:	-
Street 1:	82 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,051 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1882, having primarily Clapboard Exterior and 935 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5051.000	237,400		400,100	637,500
Total Card	0.116	237,400		400,100	637,500
Total Parcel	0.116	237,400		400,100	637,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 682.18 | /Parcel: 682.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	53471
GIS Ref	
GIS Ref	
Insp Date	09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0001.B

!6919!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,400	0	5,051.	400,100	637,500	637,500	Year End Roll	12/18/2019
2019	101	FV	203,400	0	5,051.	394,400	597,800	597,800	Year End Roll	1/3/2019
2018	101	FV	199,300	0	5,051.	302,900	502,200	502,200	Year End Roll	12/20/2017
2017	101	FV	199,300	0	5,051.	285,800	485,100	485,100	Year End Roll	1/3/2017
2016	101	FV	199,300	0	5,051.	262,900	462,200	462,200	Year End	1/4/2016
2015	101	FV	188,400	0	5,051.	245,800	434,200	434,200	Year End Roll	12/11/2014
2014	101	FV	188,400	0	5,051.	226,300	414,700	414,700	Year End Roll	12/16/2013
2013	101	FV	188,400	0	5,051.	226,300	414,700	414,700		12/13/2012

PRINT

Date	Time
12/10/20	21:37:02

LAST REV

Date	Time
10/03/19	12:13:14
mmcmakin	

PAT ACCT. 6919

USER DEFINED

Prior Id # 1:	53471
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEYHE LILLIAN A	38956-434		4/28/2003	Mult Lots	375,000	No	No		
	10142-200		10/9/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2009	85	Rep.Chim	2,000					
10/13/2004	1001	Redo Kit	20,000			G6	GR FY06	RE-DO BATH
10/5/2004	964	Inter-De	1,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2019	Mail Update	MM	Mary M
9/15/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Missed Appt.	294	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
7/24/2003	MLS	MM	Mary M
2/22/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5051		Sq. Ft.	Site		0	70.	1.13	6									400,072						400,100	

Total AC/HA:	0.11596	Total SF/SM:	5051	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	400,072	Spl Credit		Total:	400,100

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

643-0919.

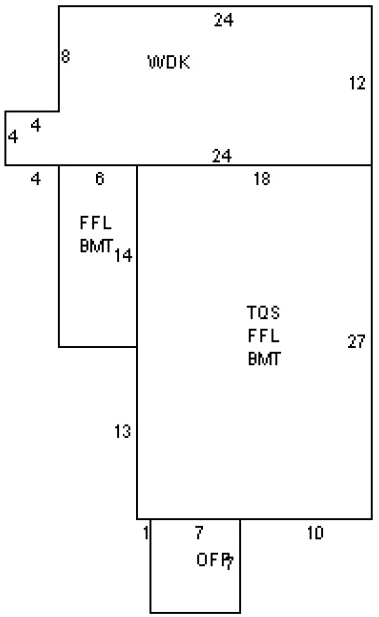
RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 5	BRs: 2	Baths: 1	HB

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1882	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	66165
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291654
Depreciation:	54248
Depreciated Total:	237406

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.03
Special Features:	0	Val/Su Net:	127.77
Final Total:	237400	Val/Su SzAd	254.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	570	52.640	30,007
FFL	First Floor	570	175.480	100,025
TQS	3/4 Story	365	175.480	63,963
WDK	Deck	304	9.290	2,824
OFP	Open Porch	49	44.000	2,156

Net Sketched Area:	1,858			Total:	198,975
Size Ad	934.5	Gross Are	1979	FinArea	935

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

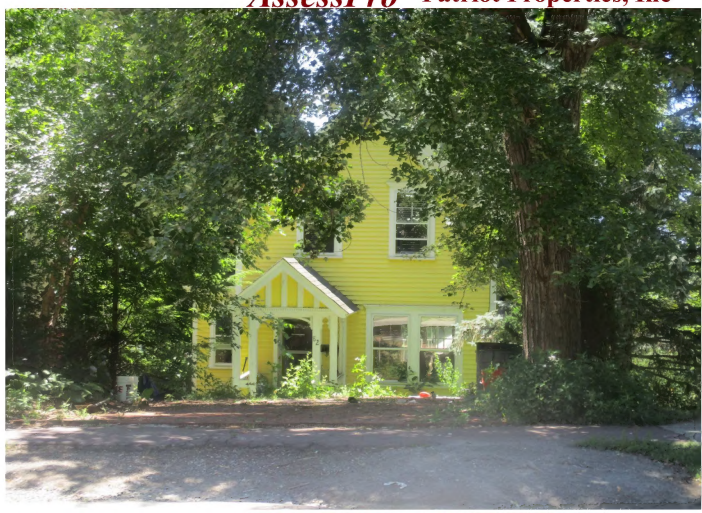
Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0004-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc